Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk

est. 1978
Taylor Engley









15 Fitzmaurice Avenue, Eastbourne, East Sussex, BN22 8PE
Asking Price £350,000 Freehold

A well-presented three-bedroomed semi-detached home, ideally situated in the popular Roselands area of Eastbourne, directly opposite Roselands Recreation Ground. This appealing family home benefits from gas-fired central heating and double glazing, with accommodation featuring a bay-fronted sitting room and a spacious kitchen/dining room, providing an ideal space for both everyday family living and entertaining. An internal viewing is highly recommended to fully appreciate all that this attractive home has to offer. EPC=D.



Fitzmaurice Avenue is situated within the popular Roselands area of Eastbourne, enjoying a convenient residential setting directly opposite Roselands Recreation Ground, providing attractive open space for leisure, exercise and family activities. The area is well placed for access to local shops, schools and everyday amenities, with bus services available nearby providing links to Eastbourne town centre and surrounding districts. Eastbourne's comprehensive range of shopping facilities, restaurants, cafés and leisure amenities, together with its seafront and mainline railway station, are also within convenient reach, making this a desirable location for families and commuters alike.

***WELL PRESENTED * BAY FRONTED SITTING ROOM * SPACIOUS KITCHEN/DINING ROOM * THREE BEDROOMS * BATHROOM AND SEPARATE W/C * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * POPULAR ROSELANDS LOCATION * OPPOSITE ROSELANDS RECREATION GROUND * INTERNAL VIEWING HIGHLY RECOMMENDED ***





The accommodation
Comprises:

Door opening to porch with door to:

Entrance Hall
Radiator with cover, understairs cupboard housing electric meter and fuse board.

Sitting Room
14'6 max x 13'5 max (4.42m max x 4.09m max)
(14'6 max into bay)
Radiator, fireplace outlook to front.

Kitchen/Dining room

Dining Area
11'10 max x 10'10 max (3.61m max x 3.30m max)
Radiator, patio door to rear garden and wide opening to:

Kitchen Area
10'4 max x 7'10 max (3.15m max x 2.39m max)
(maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, worktops with tiled splash back and inset sink unit, space for slot in cooker, space for dishwasher, recess space for fridge/freezer, outlook to rear and door to:

Covered Side Area
having plumbing for washing machine and access to front and rear.

Stairs rising from entrance hall to:

First Floor Landing
Radiator, store cupboard, loft hatch to roof space.

Bedroom 1
15'2 max x 10'6 (4.62m max x 3.20m)
(15'2 max into bay x 10'6 max to cupboard fronts)
Range of fitted wardrobe cupboards, radiator, bay window with outlook to front.

Bedroom 2
10'11 x 7'11 max (3.33m x 2.41m max)
Fitted cupboard and wall mounted cupboards, radiator, two windows with outlook to rear.

Bedroom 3
10'11 x 6'11 (3.33m x 2.11m)
(6'11 to cupboard front)
Fitted wardrobe cupboard with mirror fronted sliding doors, radiator, outlook to rear.

Bathroom
Bath with shower over, shower screen, wash hand basin set in to cabinet, tiled walls, chrome effect heated towel rail, window to side.

Separate w/c
Low level w/c, tiled walls, single glazed window to side.

Front Garden
Being mainly paved.

Rear Garden
Having decking area to immediate rear, area laid to lawn and paved area, shed, outside tap.

COUNCIL TAX BAND:
Council Tax Band -'D' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

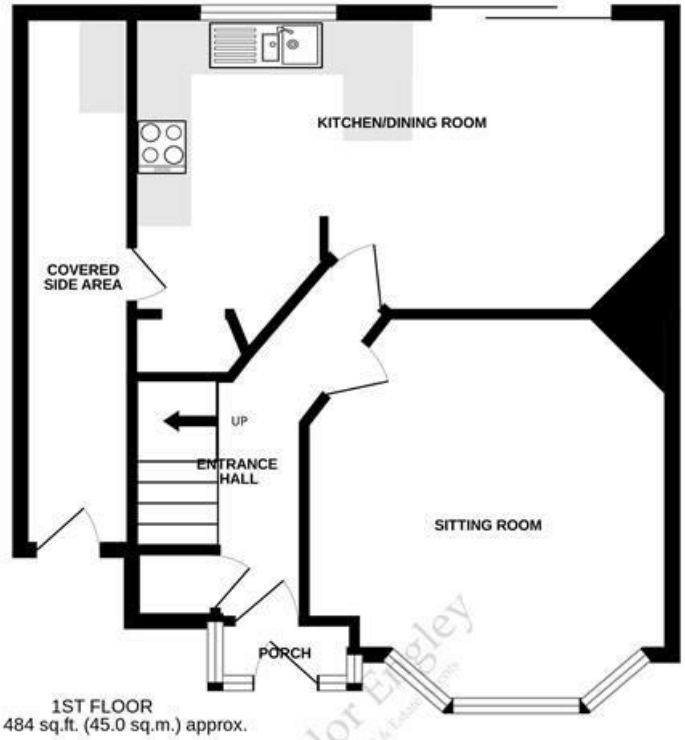
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.





GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.

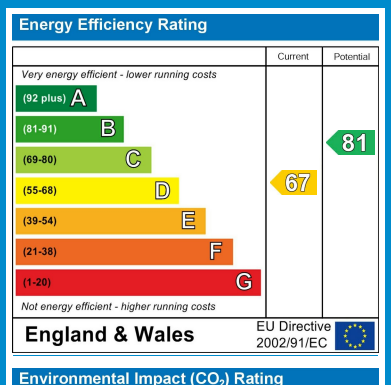
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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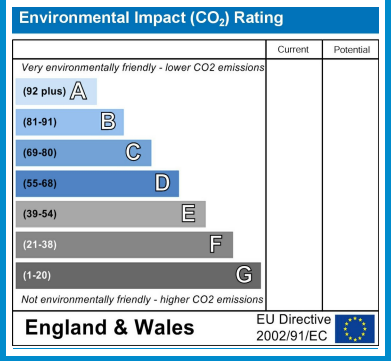












We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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